

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

- 1) No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

Please Contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

1. Flow test required.
2. Show hydrant location, fire main, DDC, and FDC.
3. Fire sprinkler system required as per 903.8.2 of the FBC
4. Make sure that the fire lane requirements of 3-5 of the FFPC are considered.

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Division: Info. Systems

Member: Gary Gray
954-828-5790
954-828-5762

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

1. Make sure that trees have sufficient pervious area. A relocated Oak is shown in only an 8' wide landscape area. What is the paving surface?
2. Provide the vehicular use area calculations.
3. All Tree Preservation Ordinance requirements apply. Note that a surety would be required for the relocation of "speciman" trees. Equivalent replacement for removed trees and palms to be above minimum site Code requirements.
4. Verify that all utilities are shown on the Landscape Plan. Tree and palm installation to be in accordance with F.P.L. guidelines.
5. Make sure all street frontages have street trees.
6. A fence or wall adjacent to the street must have continuous planting on the street side.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

Request: Site Plan Level III/39 Townhouse Units

1. In order to build residential on the portion of the property zoned CB (Community Business), the project must be developed under the mixed use provisions (ULDR Section 47-18.21). Multifamily is the only type of residential permitted therefore, this project requires revision.
2. There are two options: a) split the site in two with townhouse units on the RM-15 portion and multifamily on the CB portion (as a mixed use) or b) rezone the CB portion to a zone that would accommodate townhouse units.
3. Once this project is revised addressing the above, additional DRC comments will be made.

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Division:	Police	Member:	Det. Nate Jackson 954-828-6422
Project Name:	T. Smith/39 Terrace Townhouses	Case #:	28-R-04
Date:	March 9, 2004		

Comments:

1. Recommend additional lighting at each unit garage.
2. Garage remote control should include a panic alarm.
3. Each unit should have burglary/fire alarm system.
4. All glass doors/windows should comply with FBC.
5. What form of security will be used for vehicular access (security officer, key-card access, etc.)?
6. Will five foot privacy fencing be adequate for the entire complex?
7. Will there be a driveway gate electronically controlled at the exit west of bldg. #1?
8. Please document written response.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: T. Smith/39 Terrace Townhouses

Case #: 28-R-04

Date: March 9, 2004

Comments:

1. The proposed mixed-use residential project shall be multifamily dwellings; townhouses are not multifamily pursuant to section 47-18.33.
2. Discuss rezoning and/or developing the CB property separately from the RM-15 zoned property with the applicant.
3. Mixed Use requires a site plan level III review as a conditional use pursuant to section 47-6.10, 47-18.21 and 47-24.3.
4. Provide a narrative outlining how the proposed mixed-use development complies with sections 47-18.21, 47-18.33, 47-24.3, 47-25.2, 47-25.3 and 47-28.
5. Townhouses drive-aisle shall be a minimum of twelve (12) feet pursuant to section 47-20.5.D.2.
6. Discuss buffer yard requirements of section 47-25.3 with the applicant.
7. Clearly depict the 7' sidewalks along the property line that abuts a public right-of way pursuant to section 47-18.21.J.
8. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
9. A public plaza is required pursuant to section 47-18.21.H.3.
10. Parking shall be calculated as multifamily pursuant to section 47-18.21.G.
11. Additional comments may be discussed at the DRC meeting.